

Board of Directors setting forth the amount of the unpaid Assessments against the grantor and such grantee shall not be liable for, nor shall the Residence conveyed by subject to a lien for, any unpaid Assessments against the Grantor in excess of the amount therein set forth. The Purchaser of a Residence at a judicial or foreclosure sale shall be liable only for Assessments coming due after the date of such sale.

Section 2. Purpose of Assessments. The Assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents of the Property and in particular for the improvement and maintenance of the Property, services and facilities devoted to this purpose and related to the use and enjoyment of the General and Limited Common Elements and of the Residences situated upon the Property. Such Assessments shall include, but shall not be limited to, funds for the actual costs to the Association of all administration, insurance, repairs, replacements and maintenance of the Residence's and General and Limited Common Elements as may be required by the Master Deed and as may from time to time be authorized by the Association's Board of Directors. Other facilities and activities to be paid for by means of such Assessments include management fees, mowing grass, caring for the grounds, landscaping, exterior roofing (shingles) and outer surfaces of exterior walls of the Residences, garbage pickup, water and sewerage services, and pool maintenance furnished to Residences by the Association, and other charges as may be required by this Master Deed or that the Association's Board of Directors shall determine to be necessary to meet the primary purposes of the Association, including the establishment and maintenance of a reserve for repairs, replacements and maintenance and other charges as specified herein. (All of the above are herein sometimes referred to as "Common Expenses"). It is anticipated that ad valorem taxes and governmental assessments, if any, upon the Property will be assessed by the taxing authorities upon the Residence Owners, and that each such Assessment will include the assessed value of the Residence and of the undivided interest of the Residence Owner in the